



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Lovely house in brick near Urbino | Real estate Marche



IT-CA355-KA

Panoramic view  
61020 Gallo Di Petriano  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	61020
<b>Country</b>	Italy
<b>City</b>	Gallo Di Petriano
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 300 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 5.500 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Asking price</b>	399.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Year of construction</b>	1984
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

This beautiful brick house is located near Urbino, just 2 kilometres from Gallo di Petriano.

The last work on the house was carried out in 2017. In general, the house is in perfect condition. The garden of 5,500 square metres is equipped with a lighting system.

Among the olive trees there is a small wooden pool and also an approved project to build another 4x10 metre underground pool. From this point of the garden there is a beautiful view of the hills.

In the outdoor area there is also a stone table, a barbecue and a small gazebo.

The villa is divided into two floors:

The main flat is on the upper floor. The entrance area leads through the approx. 30 square metre veranda.

Here there is a large and bright living room with kitchen, pantry and dining area. Near the kitchen is the second entrance to reach the outdoor dining area with BBQ. This floor also leads to the sleeping area with a studio/bedroom, a double bedroom and a bathroom with bath and shower. The upper floor is 118 m<sup>2</sup> in total and has air conditioning, a 12 kW stove and a heat pump. An LPG gas tank is located in the garden.

There is a 150 square metre garage on the ground floor. A small flat with a bathroom with shower, laundry room and bedroom has been created here. There is also the possibility to build a tavern.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Gallo di Petriano mit Restaurants und Supermärkten: 2 km  
Pesaro: 25 km



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**Your contact person**

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